

**FAUQUIER COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT
OFFICE OF ZONING, PERMITTING, AND INSPECTIONS
(540) 347-8789**

TO: Brian K Davis, Senior Planner

FROM: Doug Morgan, Senior Planner

DATE May 10, 2002

APPLICATION: Smith-Midland Corporation

PIN #: 7900-75-6202-000

ZONING
DISTRICT: I2 (Industrial)

PROPOSED USE: Special Exception under Category 23, which would allow for construction within the limits of a designated flood plain.

MAGISTERIAL
DISTRICT: Cedar Run

ADJACENT
ZONING
DISTRICTS:

NORTH	RA (Agriculture)
SOUTH	I2 (Industrial)
EAST	I2 (Industrial)
WEST	R1 (Residential)

ADDITIONAL COMMENTS

- 1 In accordance with Sections 3-200.12 of the Fauquier County Zoning Ordinance, this district is designed for heavier type industry where operation and/or significant storage is outdoors or in a partially enclosed area. Public access uses are discouraged in the district because of the nature of uses permitted.
- 2 In accordance with Section 5-2301.6 of the Fauquier County Zoning Ordinance, the granting of such will not result in (a) unacceptable or prohibited increase in flood heights, (b) additional threats to public safety, (c) extraordinary public expense, (d) create nuisances, (e) cause fraud or victimization of the public, or (f) conflict with local law or ordinances.

- 3 Please provide a plan showing the type of construction proposed to create minimal impact and a minimal increase upstream of water displacement during the 100-year storm.
- 4 The Fauquier County Board of Supervisors approved a special exception on February 19, 2002 to allow for existing fill for a parking lot area to remain in a floodplain.
- 5 The property is not located in an Agriculture and Forestal district.